

170.0

0006

0009.0

Map

Block

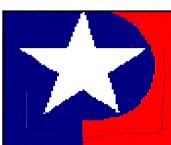
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,058,500 / 1,058,500
 USE VALUE: 1,058,500 / 1,058,500
 ASSESSED: 1,058,500 / 1,058,500



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LIU BING &	
Owner 2: TIAN WEIXIN	
Owner 3:	
Street 1: 111 PARK AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Source: Market Adj Cost	Total Value per SQ unit /Card: 261.75	/Parcel: 261.75				
Total Card	0.235	569,400	5,500	483,600	1,058,500	Entered Lot Size
Total Parcel	0.235	569,400	5,500	483,600	1,058,500	Total Land:

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: VINCENT RICHARD N-NANCY A -	
Owner 2: -	
Street 1: 111 PARK AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 4044 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2011	1077	Redo Bat	11,400	C				
2/24/2006	121	Porch	7,000		G8	GR FY08	enclose 2 porches	
5/4/2005	357	Dormers	20,000		G6	GR FY06		

ACTIVITY INFORMATION			
Date	Result	By	Name
8/25/2018	Inspected	HS	Hanne S
5/17/2018	MEAS&NOTICE	CC	Chris C
7/14/2016	Sales Review	PT	Paul T
4/30/2012	Info Fm Prmt	MM	Mary M
12/24/2008	Measured	372	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10240	Sq. Ft.	Site			0	70.	0.67	8			Med. Tr	-5					483,591						483,600	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	1	Rating: Very Good	Full Bath: 1	A Bath: 1	Rating: Average	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OFFP 1	EFP	
(Liv) Units: 1	Total: 1													3 4	15		
Foundation: 2 - Conc. Block	Frame: 1 - Wood													12			
Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	5%	OthrFix: 2	Rating: Good	Kits: 1	Rating: Good	Level	FY LR DR D K FR RR BR FB HB L O						FFL 11	FFL BMT		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl		A Kits:	Rating:	Other									10	40		
Color: WHITE			Fpl: 1	Rating: Average	Upper									5			
View / Desir:			WSFlue:	Rating:	Lvl 2									26			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				CONDO INFORMATION					
Grade: C+ - Average (+)	Year Blt: 1929	Eff Yr Blt:		Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units 1									
Alt LUC:		Alt %:	A Kits:	Rating:	Level												
Jurisdct: G17		Fact: .	Fpl: 1	Rating: Average	Other												
Const Mod:			WSFlue:	Rating:	Upper												
Lump Sum Adj:					Lvl 2												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Functional:			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster	Economic:	%	Interior:			1	12	4	M								
Sec Int Wall: 1 - Drywall	Special:	%	Additions:														
Partition: T - Typical	Override:	%	Kitchen:														
Prim Floors: 3 - Hardwood	Total: 18.6 %		Baths:														
Sec Floors:			Plumbing:														
Bsmnt Flr: 12 - Concrete			Electric:														
Subfloor:			Heating:														
Bsmnt Gar:			General:														
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC: 50																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 170.0-0006-0009.0				
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1929	21.58	T	40	101			4,900		4,900
19	Patio	D	Y	1	12X16	A	AV	1980	4.20	T	31.2	101			600		600
More: N	Total Yard Items:	5,500	Total Special Features:						Total:						5,500		
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,981	138.870	275,099	BMT	100	FLA			75							
BMT	Basement	1,780	65.090	115,869													
SFL	Second Floor	728	138.870	101,097													
UAT	Upper Attic	182	55.550	10,110													
EFP	Enclos Porch	131	47.590	6,235													
OPP	Open Porch	20	43.620	872													
Net Sketched Area: 4,822				Total: 509,282													
Size Ad	2709	Gross Area	5368	FinArea	4044												
IMAGE																	
AssessPro Patriot Properties, Inc																	